

A SUBSTITUTE RESOLUTION

BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY HARRIS REDEVELOPMENT PARTNERSHIP VI, L.P. TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO REHABILITATE JOHN O. CHILES ANNEX LOCATED AT 899 PARK STREET, ATLANTA; GA AND FOR OTHER PURPOSES.

WHEREAS, HARRIS REDEVELOPMENT PARTNERSHIP VI, L.P. is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to rehabilitate John O. Chiles Annex, an existing 28 unit community to an anticipated 26 unit community providing supportive services to a Targeted Population located at 899 Park Street, Atlanta, GA; and

WHEREAS, a summary of said application is attached hereto as Exhibit A;
and

WHEREAS, the site of the proposed community, is located within census tract 42; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit-T has reviewed and endorsed the aforementioned application; and

WHEREAS, the City Council wishes to endorse the aforementioned application by HARRIS REDEVELOPMENT PARTNERSHIP VI, L.P.

THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES THAT:

Section 1. The City Council hereby endorses the application by HARRIS REDEVELOPMENT PARTNERSHIP VI, L.P. to the Georgia Department of Community Affairs for low-income housing tax credits to rehabilitate the John O. Chiles Annex Supportive Housing and the Mayor is authorized to sign all required endorsement documents.

Section 2. A summary of said application is attached hereto as Exhibit A, project description for the John O. Chiles Annex Supportive Housing development.

HARRIS REDEVELOPMENT PARTNERSHIP VI, L.P.

60 Piedmont Avenue

Atlanta, GA 30303

January 29, 2007

Mr. Garnett Brown
Department of Planning and Community Development
City of Atlanta
55 Trinity Avenue
Atlanta, GA 30303

RE: JOHN O. CHILES ANNEX SUPPORTIVE HOUSING

Dear Mr. Brown:

Harris Redevelopment Partnership VI, L.P. in partnership with The Integral Group and The Housing Authority of the City of Atlanta, proposes the rehabilitation of the John O. Chiles Annex located at 899 Park Street in Atlanta, Georgia. The John O. Chiles Annex Supportive Housing development will be Phase VI of the CollegeTown at West End multi-phase revitalization plan for the 35+ acres of the Atlanta Housing Authority's (AHA) Joel C. Harris Homes public housing community. The development is immediately adjacent to the Atlanta University Center (AUC). The AUC is the location of Spelman College, Morehouse College, Morehouse School of Medicine and Clark/Atlanta University. The masterplan for the revitalization of Harris Homes contemplates the transformation of the former public housing site into a new mixed-income, mixed-use community that will ultimately consist of approximately 750 multi-family apartments, approximately 15,000 square feet of retail space, a 100+ room hotel/inn, a structured parking deck, a new multi-purpose community center, approximately 74 newly constructed single family homes and an 100-unit apartment facility for seniors age 62 and older. The community will also have a village square, which will serve as the center of activity for social gathering for the residents.

The rehabilitation of John O. Chiles Annex will consist of the renovation of the 28 unit, 2-story building which has served as quality affordable housing for the community. The proposed development is estimated to cost \$3,000,000. The scope of work will include reconfiguring units to reduce the total number of anticipated units to 26 as well as updating the units, common area and exterior to accent the current development activity in the area. The rehabilitation will reposition the property to provide quality affordable housing for an underserved Targeted Population.

The development team is seeking the City of Atlanta's support for the rehabilitation of the John O. Chiles Annex. We believe this project will make a great addition to our overall revitalization efforts as we continue to provide quality affordable housing in Atlanta.

HARRIS REDEVELOPMENT PARTNERSHIP VI, L.P.

60 Piedmont Avenue

Atlanta, GA 30303

Also enclosed is a project description that details the project specifics.

Please contact me directly at (404) 224-1892 should you need additional information.

Best regards,

A handwritten signature in black ink, appearing to read "Jason C. McLin". The signature is fluid and cursive, with the first name "Jason" being the most prominent.

Jason C. McLin
Development Manager

A RESOLUTION

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY HARRIS REDEVELOPMENT PARTNERSHIP VI, L.P. TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO REHABILITATE JOHN O. CHILES ANNEX LOCATED AT 899 PARK STREET, ATLANTA; GA AND FOR OTHER PURPOSES.

WHEREAS, HARRIS REDEVELOPMENT PARTNERSHIP VI, L.P. is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to rehabilitate John O. Chiles Annex, an existing 28 unit community to an anticipated 26 unit community providing supportive services to a Targeted Population located at 899 Park Street, Atlanta, GA and

**WHEREAS, a summary of said application is attached hereto as Exhibit A;
and**

**WHEREAS, the site of the proposed community, is located within census tract 42
and**

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit-T has reviewed and endorsed the aforementioned application, and

WHEREAS, the City Council wishes to endorse the aforementioned application by HARRIS REDEVELOPMENT PARTNERSHIP VI, L.P.

NOW, THEREFORE, HEREBY RESOLVES:

THE CITY COUNCIL OF THE CITY OF ATLANTA

Section 1. The City Council hereby endorses the application by HARRIS REDEVELOPMENT PARTNERSHIP VI, L.P. to the Georgia Department of Community Affairs for low-income housing tax credits to rehabilitate the John O. Chiles Annex Supportive Housing.

Section 2. A summary of said application is attached hereto as Exhibit A, project description for the John O. Chiles Annex Supportive Housing development.

EXHIBIT A
JOHN O. CHILES ANNEX SUPPORTIVE HOUSING

Harris Redevelopment Partnership VI, L.P. in partnership with The Integral Group and The Housing Authority of the City of Atlanta, proposes the rehabilitation of the John O. Chiles Annex located at 899 Park Street in Atlanta, Georgia. The John O. Chiles Annex Supportive Housing project will be Phase VI of the CollegeTown at West End multi-phase revitalization plan for the 35+ acres of the Atlanta Housing Authority's (AHA) Joel C. Harris Homes public housing community. The development is immediately adjacent to the Atlanta University Center (AUC). The AUC is the location of Spelman College, Morehouse College, Morehouse School of Medicine and Clark/Atlanta University. The masterplan for the revitalization of Harris Homes contemplates the transformation of the former public housing site into a new mixed-income, mixed-use community that will ultimately consist of approximately 750 multi-family apartments, approximately 15,000 square feet of retail space, a 100+ room hotel/inn, a structured parking deck, a new multi-purpose community center, approximately 74 newly constructed single family homes and an 100-unit apartment facility for seniors age 62 and older. The community will also have a village square, which will serve as the center of activity for social gathering for the residents.

The rehabilitation of John O. Chiles Annex will consist of the renovation of the 28 unit, 2-story building which has served as quality affordable housing for the community. The scope of work will include reconfiguring units to reduce the total number of units to 26 as well as updating the units, common area and exterior to accent the current development activity in the area. The rehabilitation will reposition the property to provide quality affordable housing for an underserved Targeted Population.

Street Address:	899 Park Street, Atlanta, GA
Construction Type:	Rehabilitation
Number of Anticipated Units:	26
Affordable Units	26 Authority Assisted Units
Total Acreage:	Approximately 1.0
Zoned:	SPI 21/Subarea 8
Amenities:	Energy Efficient Appliances HVAC System New Kitchen Cabinets and Countertops Adding Dishwashers Upgraded Units (New Flooring, Light Fixture, Doors, etc) Upgraded Community Space New Exteriors (All New Windows, Landscaping, etc)
Construction Start Date:	December 2007
Estimated Cost of Development:	\$3,000,000

January 30, 2007

Office of Affordable Housing
Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, GA 30329-2231

**RE: John O. Chiles Annex Supportive Housing
899 Park Street
Atlanta, GA**

Dear Sir or Madam:

Harris Redevelopment Partnership VI, L.P., in partnership with The Integral Group and The Housing Authority of the City of Atlanta, has notified the **City of Atlanta** of its intention to rehabilitate John O. Chiles Annex located at 899 Park Street in Atlanta, GA and apply to the Georgia Department of Community Affairs (DCA) for Low Income Housing Tax Credits (Credit) and/or financing through the HOME Investment Partnerships Program (HOME) for the development of affordable to low income residents.

The purpose of this letter is to convey our understanding of the details of the project, as stipulated in the State of Georgia's 2007 Qualified Allocation Plan. The details are as follows:

Project Name:	John O. Chiles Annex Supportive Housing
Project Address:	899 Park Street, Atlanta GA
Owner/Developer Name:	Harris Redevelopment Partnership VI, L.P./Harris Redevelopment, LLC
Owner/Developer Address:	60 Piedmont Avenue, Atlanta, GA 30303
Total Estimated Development Cost:	\$ 3,000,000
Total Number of Anticipated Units:	26
Total Number of Units Set Aside for Low Income Residents:	26
Project Type (New Construction/Rehabilitation):	Rehabilitation
Tenancy (Family/Elderly/Special Needs):	Special Needs

I hereby certify that I am the chief elected official of this jurisdiction, or the person duly authorized to speak on behalf of the elected person or body constituting the government of this jurisdiction, as specified in the attached copy of the charter or bylaws of the governmental body. In this capacity, I hereby state that the **City of Atlanta** (*check one*):

___ Opposes the proposed development as presented.

___ Is unopposed to the proposed development as presented.

✓ Supports the proposed development as presented, as evidenced by the attached **Resolution of Support**.

Finally, I understand that I will also be notified by DCA when the Owner/Developer submits its application for Credit and/or HOME funding, and be given 30 days to provide additional comments on the application.

Sincerely,

Shirley Franklin
Mayor

Attachments: Resolution of Support

A RESOLUTION BY

07-R-0579

COMMUNITY DEVELOPMENT AND HUMAN RESOURCES COMMITTEE

A RESOLUTION AUTHORIZING THE MAYOR, ON BEHALF OF THE CITY OF ATLANTA, TO ENDORSE BY LETTER THE INTEGRAL GROUP'S, INC., APPLICATION, TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS, IN ORDER TO CONSTRUCT THE JOHN O. CHILES ANNEX RESIDENTIAL HOUSING PROJECT; AND FOR OTHER PURPOSES.

WHEREAS, Integral Group, Inc. has applied to the Georgia Department of Community Affairs ("DCA") for low-income housing tax credits in order to construct the John O. Chiles housing project; and

WHEREAS, DCA has established regulations that require the pertinent municipality or county to formally endorse applications for low-income housing tax credits; and

WHEREAS, Neighborhood Planning Unit-T ("NPU") has reviewed and endorsed the aforesaid application; and

WHEREAS, the City of Atlanta wishes to endorse the Integral Group's, Inc., application for low-income housing tax credits.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES that the Mayor be and is hereby authorized, on behalf of the City of Atlanta, to endorse by letter the Integral Group's Inc., application for low-income housing tax credits, to the Georgia Department of Community Affairs.

BE IT FINALLY FURTHER RESOLVED, that a summary of said application is attached hereto as Exhibit A, project description for John O. Chiles housing project.

EXHIBIT A

JOHN O. CHILES ANNEX

Harris Redevelopment Partnership VI, LP in partnership with The Integral Group and The Housing Authority of the City of Atlanta, proposes the rehabilitation of the John O. Chiles Annex located at 899 Park Street in Atlanta, Georgia. The John O. Chiles Annex project will be Phase VI of the CollegeTown at West End multi-phase revitalization plan for the 35+ acres of the Atlanta Housing Authority's (AHA) Joel C. Harris Homes public housing community. The development is immediately adjacent to the Atlanta University Center (AUC). The AUC is the location of Spelman College, Morehouse College, Morehouse School of Medicine and Clark/Atlanta University. The masterplan for the revitalization of Harris Homes contemplates the transformation of the former public housing site into a new mixed-income, mixed-use community that will ultimately consist of approximately 750 multi-family apartments, approximately 15,000 square feet of retail space, a 100+ room hotel/inn, a structured parking deck, a new multi-purpose community center, approximately 74 newly constructed single family homes and an 100-unit apartment facility for seniors age 62 and older. The community will also have a village square, which will serve as the center of activity for social gathering for the residents.

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Street Address:	899 Park Street, Atlanta, GA
Construction Type:	Rehabilitation
Number of Units:	26
Affordable Units	26 Authority Assisted Units
Total Acreage:	Approx. 1.0
Zoned:	RG-5
Amenities:	Energy Efficient Appliances HVAC System New Kitchen Cabinets and Countertops Adding Dishwashers New Laundry Facility Upgraded Units (New Flooring, Light Fixture, Doors, etc) Controlled Access Gates Upgraded Community Space New Courtyard New Exteriors (All New Windows, Landscaping, etc)

Construction Start Date: March 2008

Estimated Cost of Development:	\$3,975,000
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TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG BRIDGEON

Legislative Counsel (Signature): Terry Grandison

Contact Number: x6946

Originating Department: Planning and Community Development

Committee(s) of Purview: Community Development and Human Resources

Council Deadline: February 26, 2007

Anticipated Committee Meeting Date(s): March 13, 2007

Anticipated Full Council Date: March 19, 2007

Commissioner Signature [Signature]

Chief Procurement Officer Signature _____

CAPTION

**A RESOLUTION AUTHORIZING THE MAYOR,
ON BEHALF OF THE CITY OF ATLANTA, TO
ENDORSE BY LETTER THE INTEGRAL GROUP'S INC.,
APPLICATION, TO THE GEORGIA DEPARTMENT OF
COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING
TAX CREDITS, IN ORDER TO CONSTRUCT THE JOHN
O. CHILES ANNEX RESIDENTIAL HOUSING PROJECT;
AND FOR OTHER PURPOSES.**

FINANCIAL IMPACT (if any):

Mayor's Staff Only

Received by CPO: _____
(date)

Received by LC from CPO: _____
(date)

Received by Mayor's Office: _____
(date)

Reviewed by: _____
(date)

Submitted to Council: _____
(date)